



THE | ARBORS
@ PARSIPPANY

1, 3 & 5 SYLVAN WAY

LIVE.WORK.PLAY. *redefined.*

THEARBORSATPARSIPPANY.COM

1, 3 & 5 SYLVAN WAY, PARSIPPANY

85,315 s.f. available for lease

Situated in one of New Jersey's most iconic campus parks, 1,3 & 5 Sylvan Way are three Class A office properties transforming the campus lifestyle to the next level of live, work and play. Capital improvements to curate a world-class tenant experience from the moment you walk up to the

building have been completed. With brand new entrance ways and lobbies, state-of-the-art fitness facilities, new café and barista style grab-and-go with an abundance of lounge seating, and communal training facility, 1, 3 & 5 Sylvan Way is redefining the next level of a connected and interactive campus lifestyle.





1,3,5 SYLVAN:

redefining
today's office
campus



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LOCATION



Parsippany lies at the crossroads of major roadways including Interstate 80, 280, 287, U.S. Routes 46 and 202, New Jersey Routes 10 and 53.

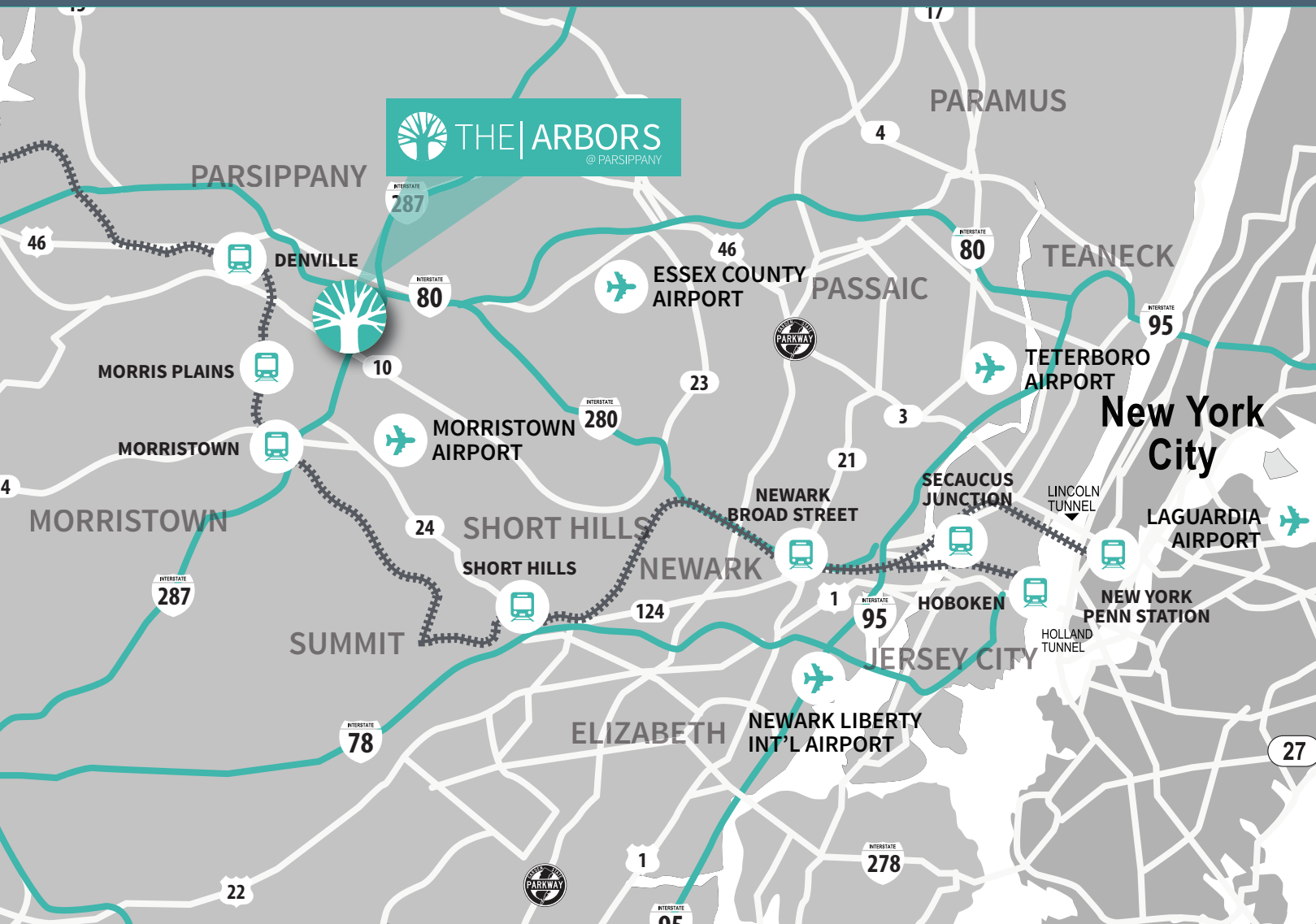


5 minutes from Morris Plains Station, which provides direct service to New York Penn Station, Midtown Manhattan and Hoboken Terminal.



Campus shuttle service to and from Morris Plains Train Station is available Monday – Friday from 7:30 AM – 9:30 AM and 5:00 PM – 7:00 PM.

REGIONAL ▼





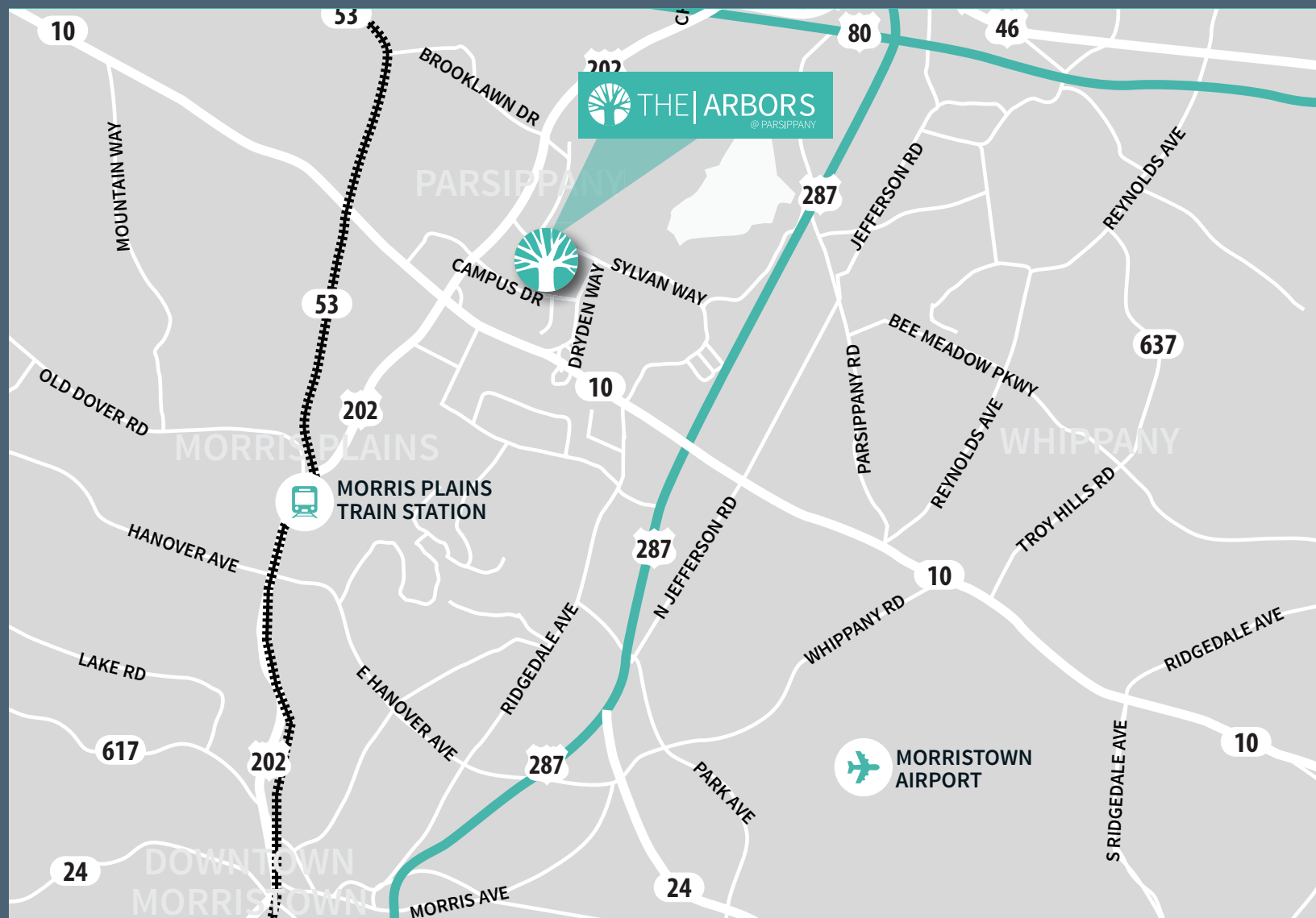
Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



NJ Transit provides bus service on the 79 route to and from Newark, with local service on the 870, 871, 872, 873, 874, 875, 880, 29 and 79 routes.

Bus service to the Port Authority Bus Terminal in Midtown Manhattan is provided by Lakeland Bus Lines along Route 46 and Interstate 80.

LOCAL ▼



SPECIFICATIONS

1 Sylvan Way

Building size:	150,557 RSF
Stories:	Four (4) stories
Lobby description:	Three (3) story granite and glass atrium
Year built:	1987; renovations 2022
Land area:	9.53 acres
Access (after hours):	24/7 card key access
Security:	Roving security & cameras
Building hours:	Monday – Friday: 8:00 AM to 6:00 PM
Parking:	450 (58 covered) - 3.45 per 1,000 SF leased
Amenities:	Full service café Conference facilities Underground connectivity to 3 & 5 Sylvan Way

FIRST FLOOR





SPECIFICATIONS

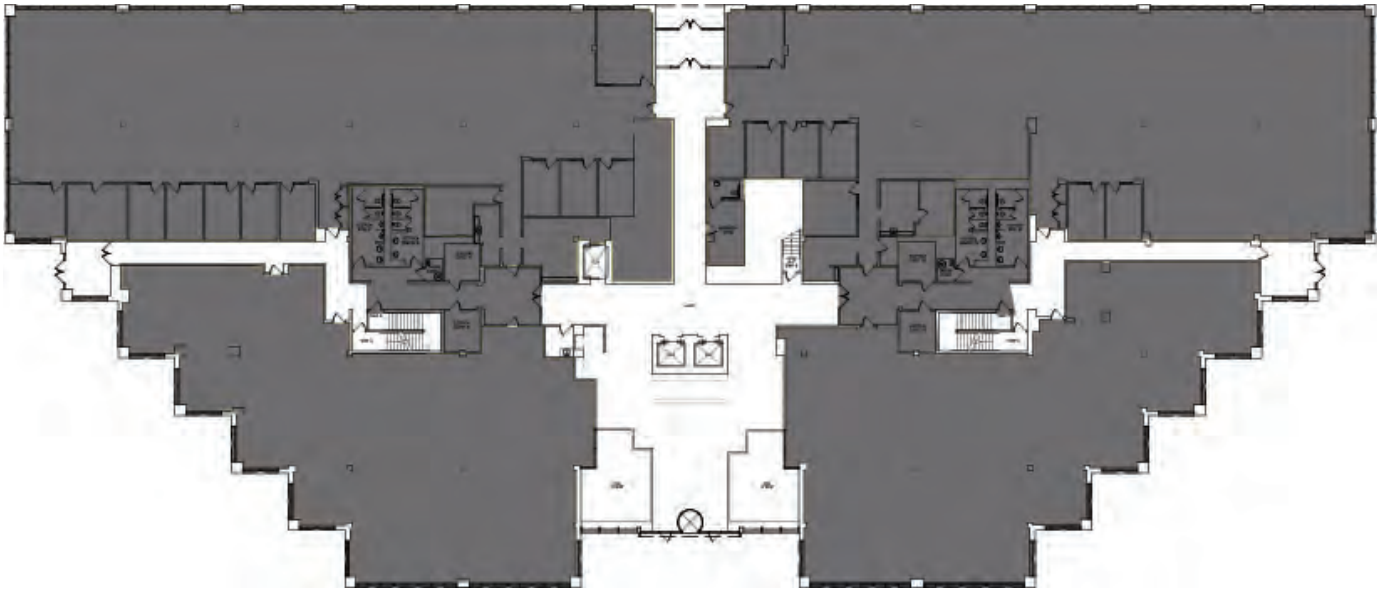
3 Sylvan Way

Building size:	147,201 RSF
Garage size:	4,600 SF
Stories:	Four (4) stories
Lobby description:	Three (3) Story Atrium
Year built:	1988; renovations 2022
Land area:	7.53 acres
Access (after hours):	Card key access
Security:	Roving security & cameras
Building hours:	Monday – Friday: 8:00 AM to 6:00 PM
Parking:	Total 404 , Covered 35
Amenities:	Grab and Go Fitness center with locker room and showers Barthrooms - renovated in 2026 Underground connectivity to 1 & 5 Sylvan Way

FIRST FLOOR



FIRST FLOOR - FULL FLOOR OPPORTUNITY:



SPECIFICATIONS

5 Sylvan Way

Building size:	151,383 RSF
Stories:	Four (4) stories
Lobby description:	Three (3) Story Atrium
Year built:	1987; renovations 2022
Land area:	6.14 acres
Access (after hours):	24/7 card key access
Security:	Roving security & cameras
Building hours:	Monday – Friday: 8:00 AM to 6:00 PM
Parking:	518 Total, covered 65
Amenities:	Full service café Underground connectivity to 1 & 3 Sylvan Way Barthrooms - renovated in 2026
	Located at 1 & 3 Sylvan: Conference facility Fitness center with locker room and showers

FIRST FLOOR



SECOND FLOOR



LIVE.WORK.PLAY.ENJOY

1 Sylvan Way

Full service café, conference facilities, underground connectivity to 3 & 5 Sylvan Way

3 Sylvan Way

Fitness center with locker room and showers, grab and go, underground connectivity to 1 & 5 Sylvan Way



intercommunity.

5 Sylvan Way

Full service café, underground connectivity to 1 & 3 Sylvan Way



Local points of interest

Restaurants

5 Guys
Auld Shabeen
Capital Grill
Chipotle
Chick-Fil-A
Grato
Ruth's Chris
Starbucks
Seasons 52
Tabor Road Tavern
Tommy's Tavern + Tap



Hotels

Hanover Marriott
Residence Inn
Hyatt Regency Morristown
Sheraton Parsippany Hotel
Westin Governor Morris



Retail

Kohls
Home Goods
Old Navy
Shoppes at Union Hill
TJ Maxx
Ulta



Day care centers

NJ Transit Train Stations
Morris Plains



Local amenities

Restaurants

- 01 Ruth's Chris
- 02 Tommy's Tavern + Tap
- 03 Grato
- 04 Tabor Road Tavern
- 05 Lemongrass
- 06 Nikko Japanese Restaurant
- 07 Arthur's Tavern
- 08 Il Capriccio
- 09 Cinnamon Indian Restaurant
- 10 Auld Shabean
- 11 Seasons 52
- 12 The Capital Grille

Convenience

- 13 Starbucks
- 14 Wegman's/Wegman's Burger Bar
- 15 Tabor Road Pizza
- 16 Mancino's Pizza & Italian Cuisine
- 17 Chipotle
- 18 Smashburger
- 19 Five Guys
- 20 Panera
- 21 Qdoba
- 22 Chick-Fil-A
- 23 First Watch

Hotels

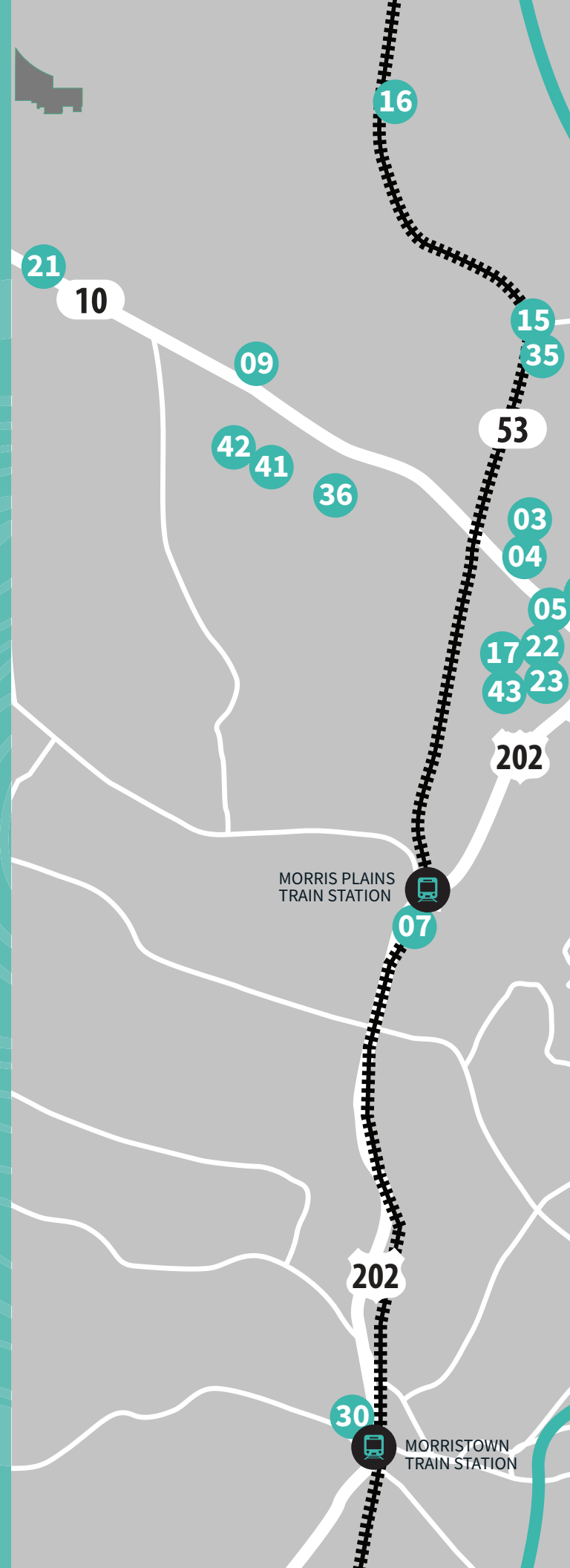
- 24 Hilton Parsippany/Hampton Inn
- 25 Hanover Marriott
- 26 Hyatt House
- 27 Residence Inn
- 28 Westin Governor Morris
- 29 Sheraton Parsippany Hotel
- 30 Hyatt Regency Morristown
- 31 Sonesta ES Suites
- 32 Fairfield Inn & Suites by Marriott
- 33 Courtyard by Marriott
- 34 Embassy Suites by Hilton

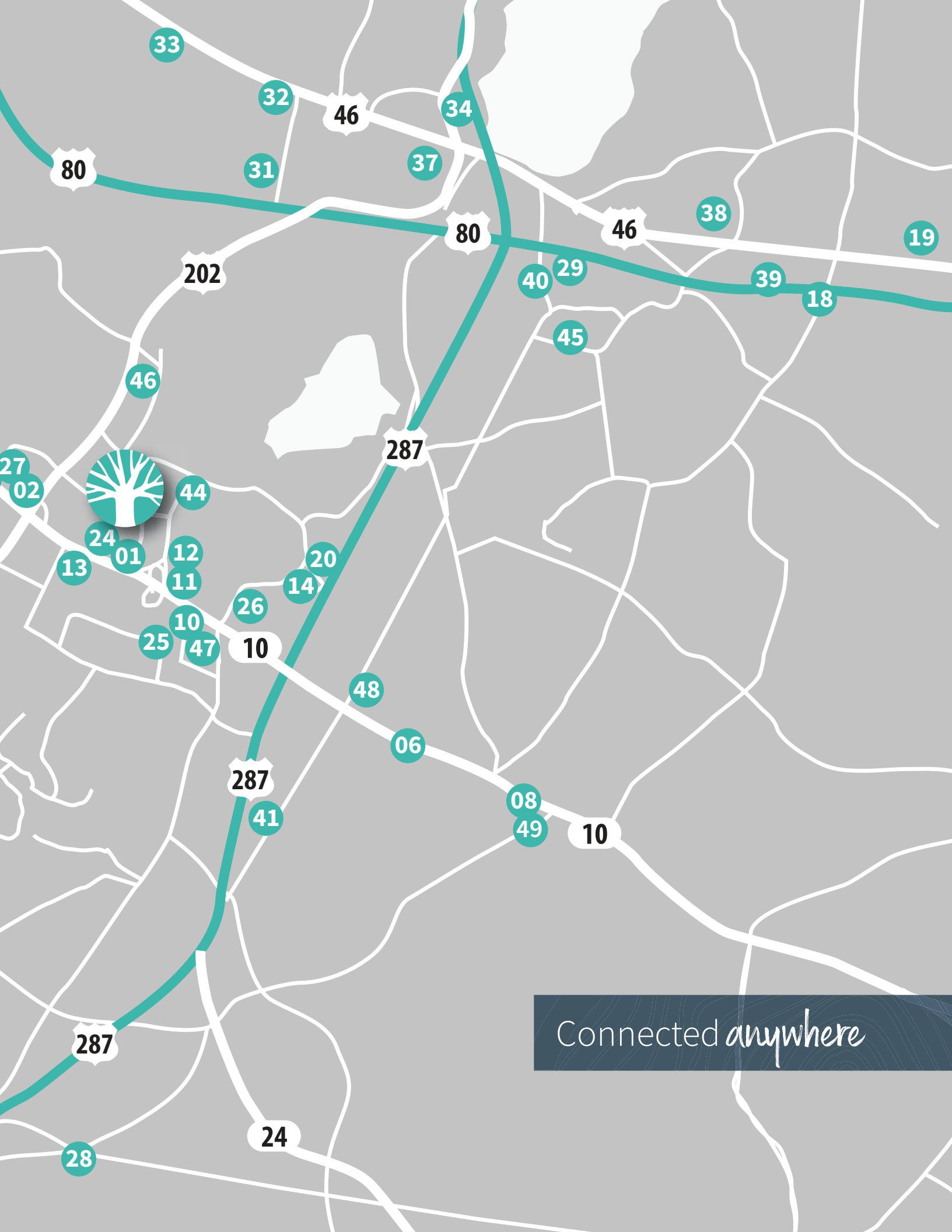
Fitness - Lifestyle

- 35 Anytime Fitness
- 36 Crunch
- 37 Blink Fitness
- 38 Retro Fitness of Whippany
- 39 LA Fitness
- 40 Atlantis Sports Club and Spa
- 41 Planet Fitness
- 42 Depasquale Spa
- 43 Massage Envy

Day care

- 44 Bright Horizons at Parsippany
- 45 The Goddard School
- 46 Apple Montessori
- 47 My Special Spot
- 48 The Learning Experience
- 49 Whippany Kindercare





Connected *anywhere*

Campus overview



Corporate neighbors

Ayco, Goldman Sacks Co.
 Ascensia
 Automatic Data Processing, Inc.
 Avis Budget Group, Inc.
 Barclays Capital
 Bayer Corporation
 B&G Foods
 CAE SimuFlite NETC
 ConnectiveRX
 Crum & Forster

Day Pitney LLP
 Deloitte
 Delta Dental of New Jersey, Inc.
 Department of Enviromental Protection
 DSM
 Emergency Medical Associates LLC
 EverBank Commercial Finance
 Evonik Corporation
 Ferrero USA Inc
 Fiserv, Inc.



FM Global
 GAF Materials Corporation
 Gemini Technology Services, Inc.
 Honeywell International, Inc.
 IMS Health Incorporated
 Langan Engineering
 MANE USA
 McCann Torre Lazur
 Medical Laboratory Diagnostics
 Merck & Co Inc.

Metlife
 National Exchange Carrier Association
 Ogilvy CommonHealth Worldwide
 Pacira
 PBF Holding Company, LLC
 Pinnacle Foods Inc.
 Reckitt Benckiser LLC
 Securitas Security Services
 Solix
 Sun Chemical Corporation

Tangoe, Inc.
 Teva Pharmaceuticals USA, Inc.
 The Coyne Agency
 T-Mobile Law Enforcement Relations Group
 Tower Watson
 United Parcel Service, Inc.
 Weichert Realtors
 Western World Insurance Group
 Wyndham Worldwide Corporation
 Zoetis



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Owned & managed by:

